



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## **Building Code - Residential Permit and Plan Review Fees:**

There is a four-step process to determine the *Total Project Fee* amount.

First, the total valuation of the proposed construction work needs to be established. For *New - Structures and Additions* this is determined by the square foot size of the structure (measured from the exterior). In the case of *Remodeling Work* it would be based on the documented material and labor costs of the project.

Second, a *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One below from the *Residential Building Permit Fee Schedule* listed. The only exceptions would be when a *Flat Rate Fee* can be applied to the work, from one of the *Flat Rate Fee* charts, or when a permit is using previously approved plans.

Third, a *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; the exception again is when a *Flat Rate Fee* applies to the work. The *Flat Rate Fee* already includes the standard *Plan Review Fee*. This will be the *Total Building Permit Fee*.

Fourth, apply Residential Zoning Review, Rural Addressing and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

## ***Determination of Construction Values (Step one):***

### **New - Residential One and Two Family Homes and Additions - Valuation Rates:**

Residential Structures Valuation Rate:	\$ 52.00 per s/f (includes conditioned Arizona Rooms)
Residential Attached Garages:	31.46 per s/f
Residential Basements:	15.00 per s/f

Detached Garages, Carports and Accessory Structures - See the *Flat Rate Fee Schedule* that follows.

Note: The Residential Construction Values listed for *New* complete structures & additions and the *Flat Rate Fees* that follow, include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

## **Residential Remodel Work and Phased Construction - Valuation:**

Repairs, Alterations, Renovations, Restorations, Shell Only Structures and Foundation Only.

Projects shall have values determined by proven actual project cost documents (copy of signed Contracts and / or Material & Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing and Mechanical etc.).

## ***Determination of Building Permit Fee to be applied (Step two):***

After the *Valuation* of the proposed construction work has been determined, a *Building Permit Fee* is then determined from the below *Fee Schedule*. Be sure to apply the *Flat Rate Fees* that are listed below, when applicable.

### **RESIDENTIAL BUILDING PERMIT FEE RATE SCHEDULE**

Total Valuation Of Work	Fee Amount
Base Permit Fee (up to \$1000.00 work value)	\$21.00
\$1000 to \$2000	\$34.75 for the first \$1000 plus \$2.75 for each additional \$100, or fraction thereof.
\$2001 to \$25,000	\$62.25 for the first \$2000 plus \$12.50 for each additional \$1000, or fraction thereof.
\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1000, or fraction thereof.
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1000, or fraction thereof.
\$100,001 to \$500,000	\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1000, or fraction thereof.
\$500,001 to \$1,000,000	\$2,887.25 for the first \$500,000 plus \$4.25 for each additional \$1000, or fraction thereof.
\$1,000,001 and Up	\$5012.25 for the first \$1,000,000 plus \$2.75 for each additional \$1,000, or fraction thereof.

### **Flat Rate Fees for New Residential Accessory Structures:**

Detached Garages*(1) (up to 1000 s/f) & Detached Carports (501 to 1000 s/f)*(5)...	\$100.00
Sheds and Outbuildings (501 s/f to 1000 s/f)*(5).....	100.00
Sheds and Outbuildings (121 s/f up to 500 s/f).....	50.00
Carports*(2) ( <i>attached or detached</i> ) / Porches / Decks (up to 500 s/f).....	50.00
Carport Enclosure and Patio Enclosures*(3).....	50.00
Animal Shade Covers with No Enclosed Walls (121 s/f and greater)*(4).....	50.00
Walls (non-retaining) and Fences over 6' high*(6).....	50.00

\* Notes:

- 1) *Flat Fee* listed for *Detached Garages* are for basic garages only but it may include one bathroom. Any living space, such as a Bedroom or an Office area, is not allowed under the Flat Fee and will be valued at the standard \$52.00 s/f.
- 2) Flat Fee listed for a *Carport* is for the Cover (roof) and up to two sides.
- 3) Flat Fee listed for *Patio Enclosures* are for the Cover (roof) and / or the Exterior Walls (with any material, windows or doors). If the space is a *Conditioned Living Space (Heat and / or Cooling)* it needs to be valued as a remodel and the Flat Fee does not apply.
- 4) *Animal Shade Covers* are a roof and supports only and are not a complete building.
- 5) Detached Garages, Sheds, Outbuildings, Carports, Decks, Patios and Porches greater than sizes listed under the '*Flat Fees*' will be valued at \$31.46 s/f...
- 6) For *Walls and Fences* 6' high or less see *Zoning Fee Schedule*.

**Flat Rate Fees - Trade Permits:**

Swimming Pool (includes Barrier).....	\$100.00
Spa.....	50.00
Fireplace.....	50.00
New/Upgrade Water Heater.....	25.00
New/Upgrade Cooler, Furnace, Air Conditioner.....	50.00
Service Entry.....	50.00
Misc. Mechanical, Plumbing, Electrical & Fire.....	50.00

**Miscellaneous Fees:**

Replacement of Job Permit / Sign-Off Card.....	\$ 75.00
Re-Inspection Fee.....	75.00
Building Permit Renewal Fee.....	50.00
Investigation Fee.....	50.00
Courtesy / Utility Compliance Fee.....	25.00
Inspections for which no Fee is specifically listed.....	50.00 per hour (1 Hr. Min.)
Inspections outside normal business hours.....	100.00 per hour (2 Hr. Min.)

***Plan Review Fee (Step three):***

*Plan Review Fees* are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1/2 hour min) will be assessed as noted below.

***Residential Plan Review Fee:*** 25% of the *Building Permit Fee*.  
(Up to and including four-plex)

***Additional Plan Review Fees:*** required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the *Plan Review Fee* listed above. **\$ 50.00 per hour (1/2 Hour Minimum).**

#### **Building Permit and Plan Review Notes:**

- 1) No subsequent step in the permit process shall be undertaken without all fees being paid.
- 2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A *Work without Permit Fee* shall be collected whether or not a permit is then or subsequently issued. The *Work without Permit* fee is an amount equal to the *Building Permit Fee*, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.
- 3) The square footage for a Residential 'Alternative Construction' type structure, with increased exterior wall thickness, shall be measured from an assumed 8" wall thickness.
- 4) *Complete Plans* (all trades) still need to be submitted for review on Flat Rate Fees as required.

#### ***Total Project Fee (Step four):***

To determine the *Total Project Fees* add any applicable miscellaneous fees such as Work without Permit Fee, as well as Residential Zoning Review, Rural Addressing, and any other departmental fees to the *Total Building Permit Fee*. Please refer to the current Planning and Zoning Fee Schedule for all non-Building Code related permit fees.